

REUSE ASSESSMENT

Allied Landfill Site – Kalamazoo, Michigan

DRAFT
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INTRODUCTION

The Allied Landfill Site (site) in Kalamazoo, Michigan, includes a former paper waste landfill within the Portage Creek Corridor, an area prioritized for greenway and mixed-use redevelopment. In the site's 2014 Feasibility Study, EPA identified three potential cleanup options: 1) No action, 2) Excavation and off-site disposal, and 3) On-site consolidation and capping. The community was concerned that EPA's preferred alternative – on-site consolidation and capping – would conflict with local recreational and economic development reuse goals.

Based on this feedback, EPA, the Michigan Department of Environmental Quality (MDEQ) and the City of Kalamazoo formed an inter-agency work group to explore additional remedial options that could meet cleanup and community reuse goals. The work group evaluated various alternatives for on-site capping and consolidation that reduced the footprint of the landfill and created level areas with access to Portage Creek to support redevelopment goals.

Working together over 12 months, the workgroup successfully identified an innovative remedial alternative that met cleanup requirements and supports sitewide reuse.

REUSE ASSESSMENT OVERVIEW

Once EPA, MDEQ and the City of Kalamazoo reached agreement on a remedial alternative concept, the EPA Region 5 Superfund Redevelopment Initiative sponsored a reuse assessment to assist community stakeholders in evaluating reuse suitability for the proposed sitewide reuse alternative. In February 2015, EPA met with the community to discuss the revised preferred alternative and confirm reuse goals. Reuse assessment findings were presented at an EPA Public Availability Session in Kalamazoo in June 2015.

This document summarizes the remedial considerations (p. 2) and potential reuse opportunities (p. 3-4) based on the proposed sitewide reuse alternative and community reuse goals.

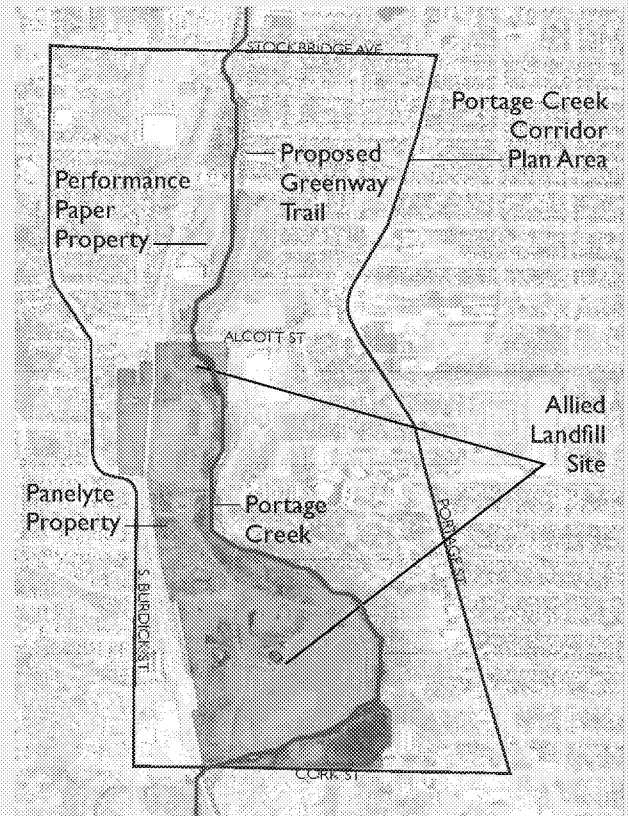


Figure 1. Allied Landfill Site Context Map
(Based on 2014 City of Kalamazoo Area Redevelopment Plan)

COMMUNITY REUSE GOALS

- **Protective** – The site's remedy should be protective of human health and the environment, including future land uses that allow public access.
- **Productive** – The site's reuse should include uses that are productive for the local economy and protective of human health and the environment.
- **Accessible** – Ensure that the site is accessible to the community, considering both vehicular access and pedestrian access.
- **Connected** – Pursue connections between future uses at the site using physical and economic links building on emerging enterprises in the local economy.

Remedial Considerations

ELEVATION ZONES

The proposed remedial alternative will consolidate the existing on-site landfill into an elevated capped area in the southwest portion of the site, creating an expanded flood zone along Portage Creek and a clean corridor suitable for redevelopment. This alternative will create three elevation zones across the site, illustrated in Figure 2.

PROPOSED CAP HEIGHT

EPA anticipates that the capped area will be approximately 41 feet above the existing landfill elevation. The site profile diagram in Figure 3 shows potential site elevations in relationship to surrounding areas, from Burdick Street (left) to Portage Street (right). Figure 4 provides a diagram of the proposed cap height as viewed from Cork Street. The dashed yellow line indicates the approximate elevation of the proposed cap height.

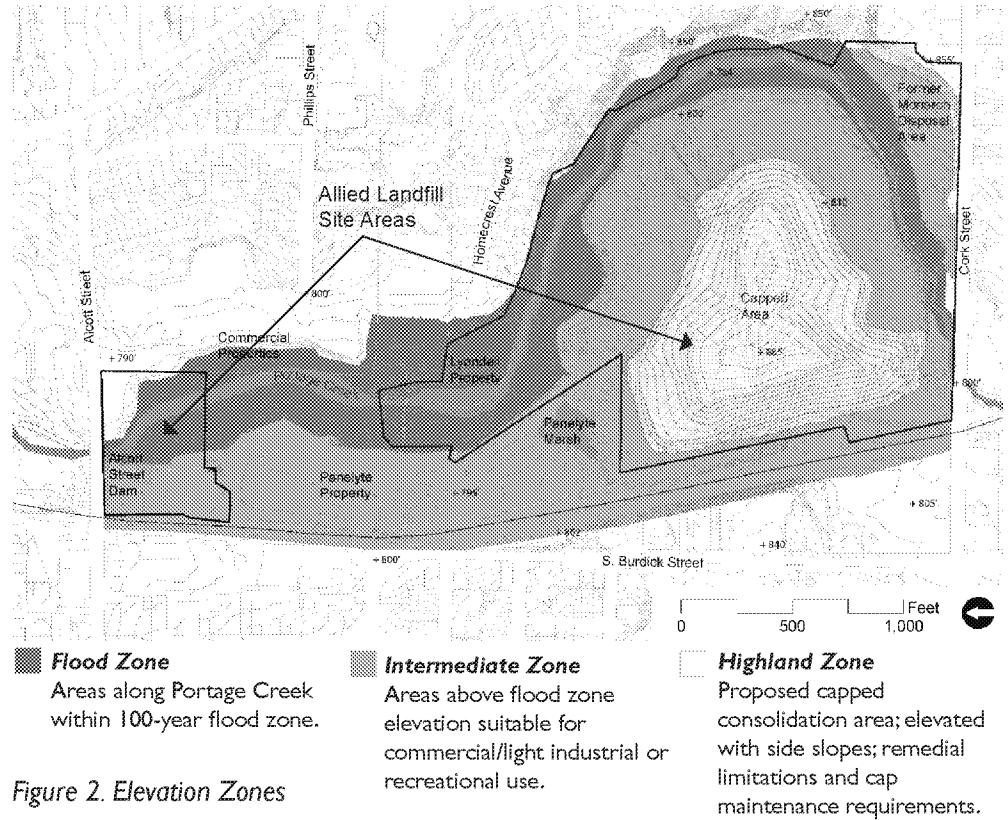


Figure 2. Elevation Zones

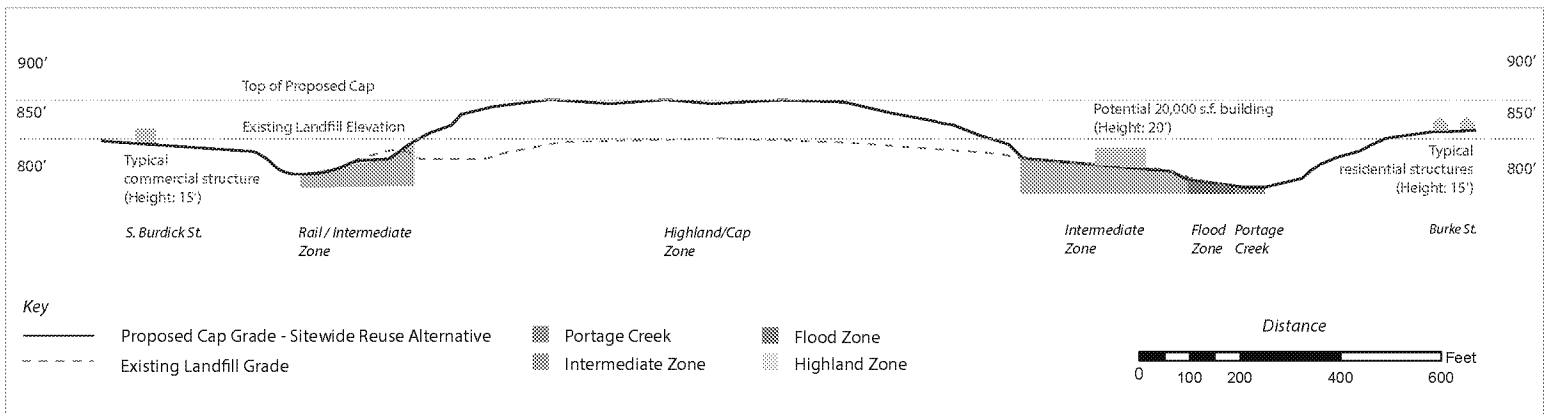


Figure 3. Site profile from Burdick Street (left) to Portage Street (right)

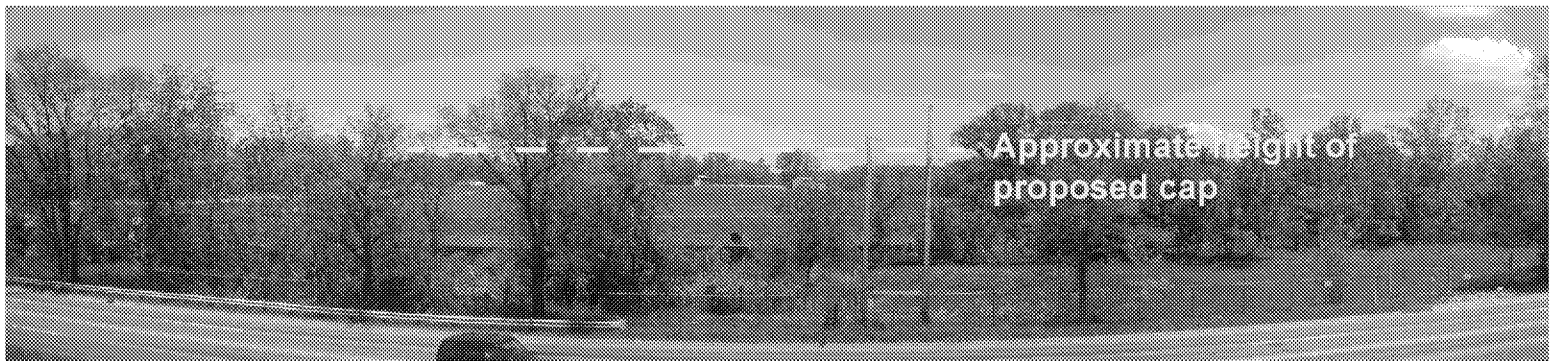


Figure 4. Diagram of proposed cap height as viewed from Cork Street looking north.

Reuse Suitability

REUSE ZONES

The map in Figure 5 highlights three reuse zones across the site based on the proposed remedy. Zone A identifies 30 acres at the site that may be suitable for commercial, light industrial or recreational uses. Zone B provides approximately 27 acres suitable for open space and recreational uses (with remedial limitations to protect the integrity of the proposed cap). Zone C provides an additional 20 acres within the Portage Creek flood zone suitable for recreational use, trails and river access. Specific site reuse priorities, identified by community members at a February 2015 meeting, are listed by zone below.

POTENTIALLY SUITABLE USES

A Commercial/Industrial/Recreation (30 acres total)

- Commercial office/research and development
- Alternative energy (solar, wind)
- Commercial retail
- Indoor recreation facility
- Skate park, climbing wall
- Playground
- Trail along rail line

B Recreation/Open Space (27 acres)

- Scenic lookout and hiking trail
- Mountain bike park
- Luge run
- Zip line
- Renewable energy (methane gas capture)

C Portage Creek Greenway (25 acres)

- Multi-use greenway trail (ADA-accessible)
- Educational exhibits on history of paper industry and site cleanup
- Environmental education and stewardship programming

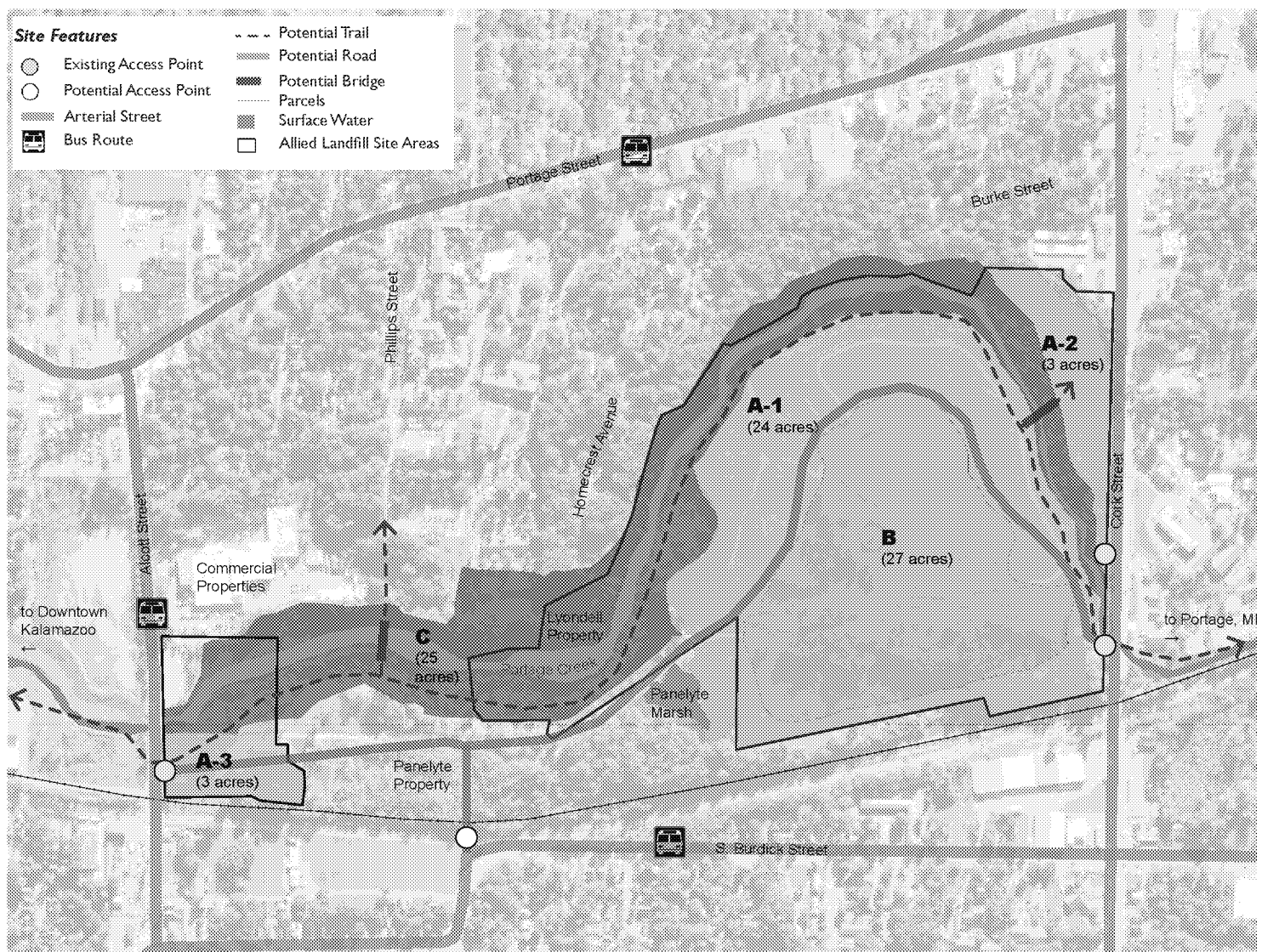


Figure 5. Reuse Zones Map

REUSE OPPORTUNITIES

Based on the reuse suitability considerations highlighted on pages 2 and 3, the proposed remedial alternative supports the anticipated future land uses identified by stakeholders and offers the potential to generate the following community benefits.

ECONOMIC DEVELOPMENT

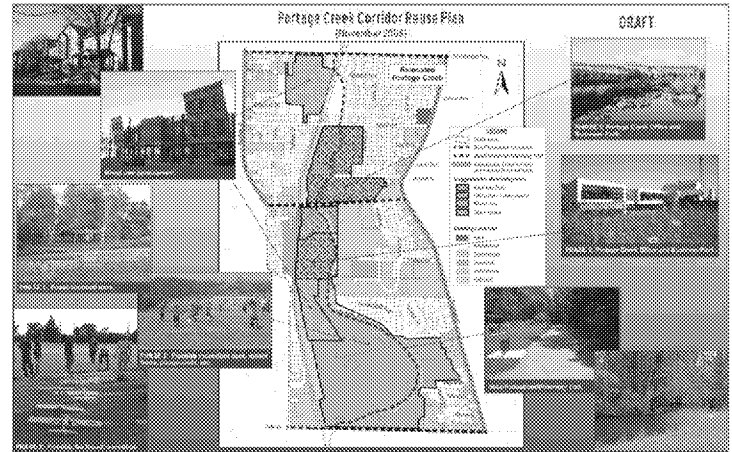
- Increases economic development potential for the Portage Creek corridor, consistent with the City's 2009 Reuse Plan, by adding an additional 30 acres for commercial development (Zone A).
- Offers potential to compliment existing nearby commercial retail.
- Creates opportunities to leverage emerging sectors in medicine, pharmaceuticals and food systems.

RECREATION AND OPEN SPACE

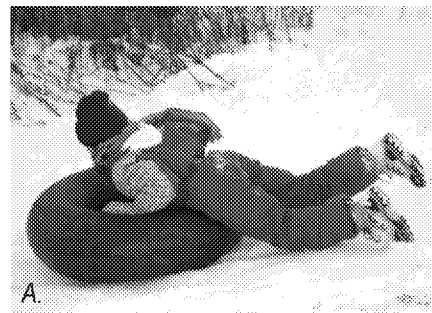
- Increases access to recreation and open space by adding an additional 27 acres of open space (Zone B).
- Potential to accommodate a range of active recreational uses that take advantage of accessible steeper terrain.
- Examples include: sledding hill, gravel walking trails, zip line, playground and skate park.

GREENWAY TRAIL ACCESS

- Increases recreational trail access along the Portage Creek Corridor by adding approximately 6,000 feet of linear greenway (Zone C).
- 25-acre greenway accommodates multi-use, accessible trail system with regional connections to downtown Kalamazoo and Portage.
- Provides opportunities for creek access, educational exhibits and stewardship programming.



The City of Kalamazoo Portage Creek Corridor Reuse Plan (2009)



Potential recreation and open space opportunities include: A) sledding hill, B) zip line, C) playground and D) hiking trails.



Greenway trail provides regional connections and opportunities for creek access, environmental education and stewardship.

CONTACT INFORMATION

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- EPA Region 5